102.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,300 / 892,300
					USE VALUE:	892,300 / 892,300
					ASSESSED:	892,300 / 892,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG YI ZU JOSEPH/ERIC HAI
Owner 2:	WU FANG GUI GRACE
Owner 3:	
Street 1:	179 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUANG YI ZU JOSEPH/ERIC HAI -
Owner 2:	WU FANG GUI GRACE -
Street 1:	179 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 3315 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	459,700		432,600	892,300
Total Card	0.152	459,700		432,600	892,300
Total Parcel	0.152	459,700		432,600	892,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 269.17 | /Parcel: 269.17

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65967
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!8173!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,700	0	6,600.	432,600	892,300		Year end	12/23/2021
2021	101	FV	446,100	0	6,600.	432,600	878,700		Year End Roll	12/10/2020
2020	101	FV	446,100	0	6,600.	432,600	878,700	878,700	Year End Roll	12/18/2019
2019	101	FV	325,900	0	6,600.	438,800	764,700	764,700	Year End Roll	1/3/2019
2018	101	FV	325,900	0	6,600.	327,500	653,400	653,400	Year End Roll	12/20/2017
2017	101	FV	325,900	0	6,600.	296,600	622,500	622,500	Year End Roll	1/3/2017
2016	101	FV	325,900	0	6,600.	284,300	610,200	610,200	Year End	1/4/2016
2015	101	FV	318,000	0	6,600.	241,000	559,000	559,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:51:42

LAST REV

Date	Time
10/05/18	12:39:47
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8173

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUANG YI ZU JOS	46905-343		1/31/2006	Family	1	No	No		
SHANNON TERESA	34938-497		3/1/2002		300,000	No	No		
CALLOPY CARLA	23621-139		9/3/1993		169,000	No	No		Y

USER DEFINED

Prior Id # 1:	65967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2017	1688	Add Att	12,000	C				
5/25/2017	611	Solar Pa	3,000	C				
9/20/2006	794	Addition	98,000			G8	GR FY08	ADD & DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	372	PATRIOT
4/25/2002	MLS	MM	Mary M
5/6/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,598	Spl Credit		Total:	432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04592752
Const Adj.:	1.00138497
Adj $ / SQ:	136.159
Other Features:	128700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564741
Depreciation:	105042
Depreciated Total:	459699

COMMENTS

OF=WHIRPOOL. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M

Totals		
1	8	5

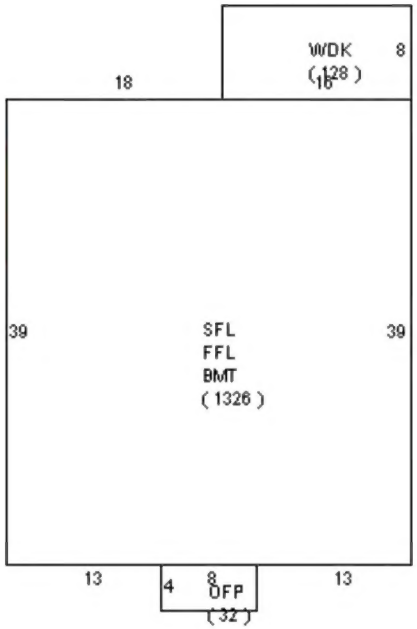
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	136.16
Special Features:	0	Val/Su Net:	111.09
Final Total:	459700	Val/Su SzAd	173.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,326	54.120	71,767
FFL	First Floor	1,326	136.160	180,547
SFL	Second Floor	1,326	136.160	180,547
WDK	Deck	128	13.830	1,770
OFP	Open Porch	32	44.060	1,410

Net Sketched Area:	4,138			Total:	436,041
Size Ad	2652	Gross Area	4138	FinArea	3315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

102.0-0005-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	